

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Twin Lakes

2. Location: Felton, Kent County

3. Parcel Identification #: SM-00-128.00-01-54.00-000 4. County or Local Jurisdiction Name: Kent

5. Owner's Name: Barratts Chapel, LLC

Address: 16054 S. Dupont Highway

City: Harrington State: Delaware Zip: 19952

Phone: 302-398-8014 Fax: Email:

6. Applicant's Name: Barratts Chapel, LLC

Address: same

City: State: Zip:

Phone: Fax: Email:

7. Engineer/Surveyor Name: Morris & Ritchie Assoc., Inc.

Address: 18 Boulden Circle

City: New Castle State: DE Zip: 19720

Phone: 302-326-2200 Fax: 302-326-2399 Email: PTolliver@mragta.com

8. Please Designate a Contact Person, including phone number, for this Project: Phillip Tolliver, P.E. 302-326-2200

Information Regarding Site:			
9. Area of Project(Acres +/-): 65.51			
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input checked="" type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural			
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A			
12. Present Zoning: AR		13. Proposed Zoning: R	
14. Present Use: VACANT		15. Proposed Use: Single Family Homes	
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances: N/A			
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>			
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Town of Felton What is the estimated water demand for this project? 170 units How will this demand be met? Public water			
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Kent County			
20. If a site plan please indicate gross floor area : N/A			
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use			
22. If residential, indicated the number of number of Lots/units: 170 Gross Density of Project: 2.6 Net Density 3.0			
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..			

23. If residential, please indicate the following: Number of renter-occupied units: 0 Number of owner-occupied units: 170 Target Population (check all that apply): Renter-occupied units <input type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55) Owner-occupied units <input checked="" type="checkbox"/> First-time homebuyer – if checked, how many units 170 <input checked="" type="checkbox"/> Move-up buyer – if checked, how many units 170 <input checked="" type="checkbox"/> Second home buyer – if checked, how many units 170 <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)			
24. Present Use: % of Impervious Surfaces: none Square Feet: 0		Proposed Use: % of Impervious Surfaces: 31.8 Square Feet: 906,396	
25. What are the environmental impacts this project will have? none How much forest land is presently on-site? none How much forest land will be removed? Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does it have the potential to impact a sourcewater protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please include this information on the site map.			
27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres <input type="checkbox"/> Non-tidal Acres If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: Will there be ground disturbance within 100 feet of wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No			
28. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal) If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :			

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please list name:			
30. List the proposed method(s) of stormwater management for the site: Wet pond Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): infiltration Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 23.17 Acres 1880 Square Feet What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? active recreation, passive recreation, stormwater management Where is the open space located? see plan Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?			
33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," what are they?			
34. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Acres on-site that will be permanently protected Acres on-site that will be restored Acres of required wetland mitigation Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Buffers from wetlands, streams, lakes, and other natural water bodies			
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season 1627 What percentage of those trips will be trucks, excluding vans and pick-up trucks? none			

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders

Basket Road . 2 with 2 lanes exiting on Peach

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.
none

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No
If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☐ Yes ☒ No

If yes, please List them:

44. Please make note of the time-line for this project: ASAP

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner or contract buyer

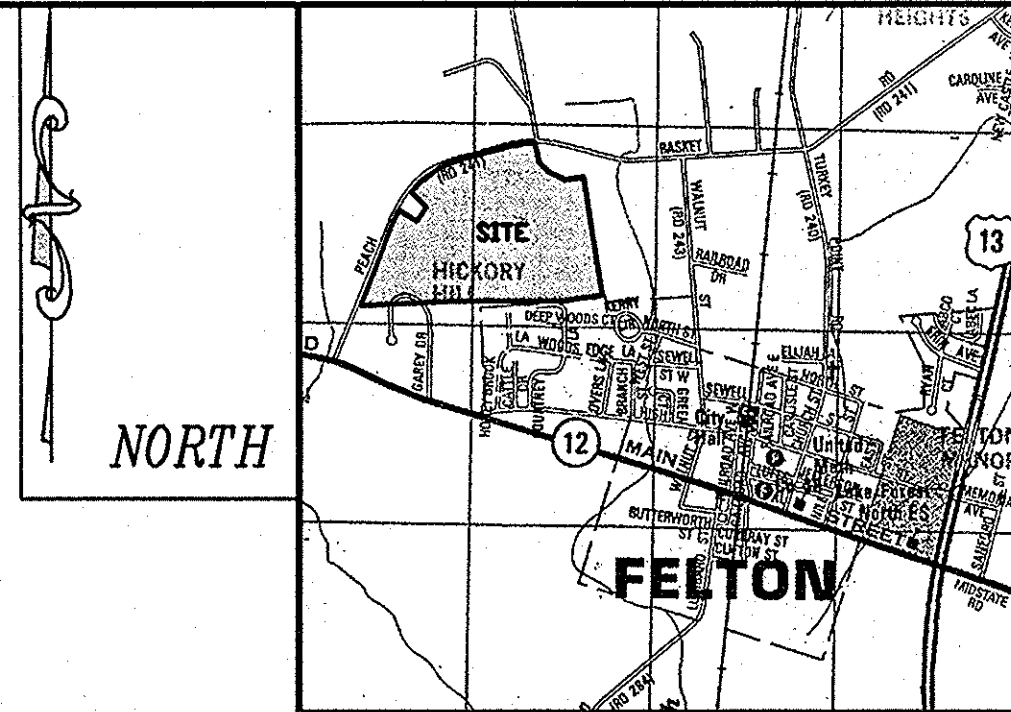
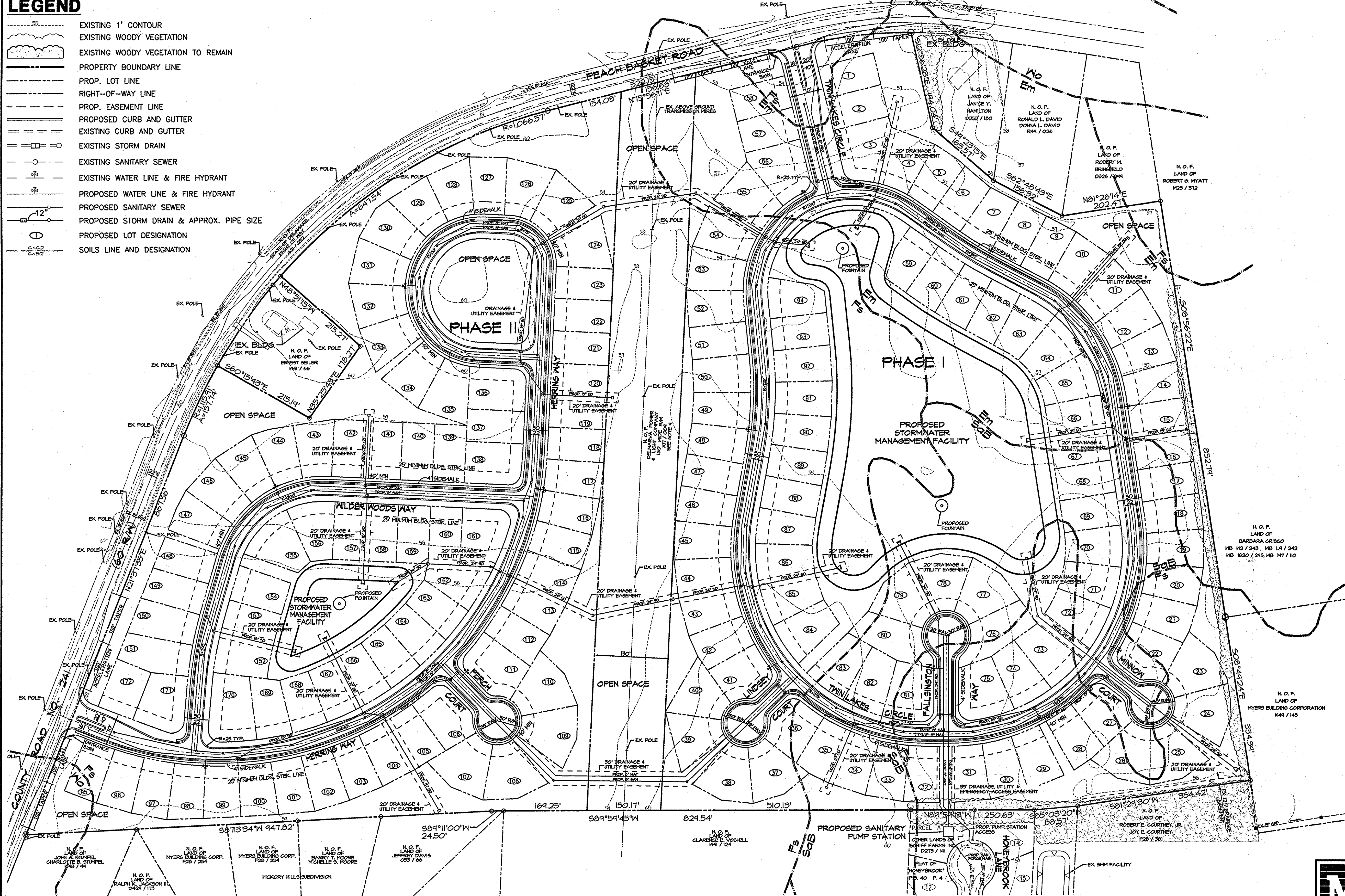
Date

Signature of Person completing form
(If different than property owner)

Date

LEGEND

- EXISTING 1' CONTOUR
- EXISTING WOODY VEGETATION
- EXISTING WOODY VEGETATION TO REMAIN
- PROPERTY BOUNDARY LINE
- PROP. LOT LINE
- RIGHT-OF-WAY LINE
- PROP. EASEMENT LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE & FIRE HYDRANT
- PROPOSED WATER LINE & FIRE HYDRANT
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN & APPROX. PIPE SIZE
- PROPOSED LOT DESIGNATION
- SOILS LINE AND DESIGNATION



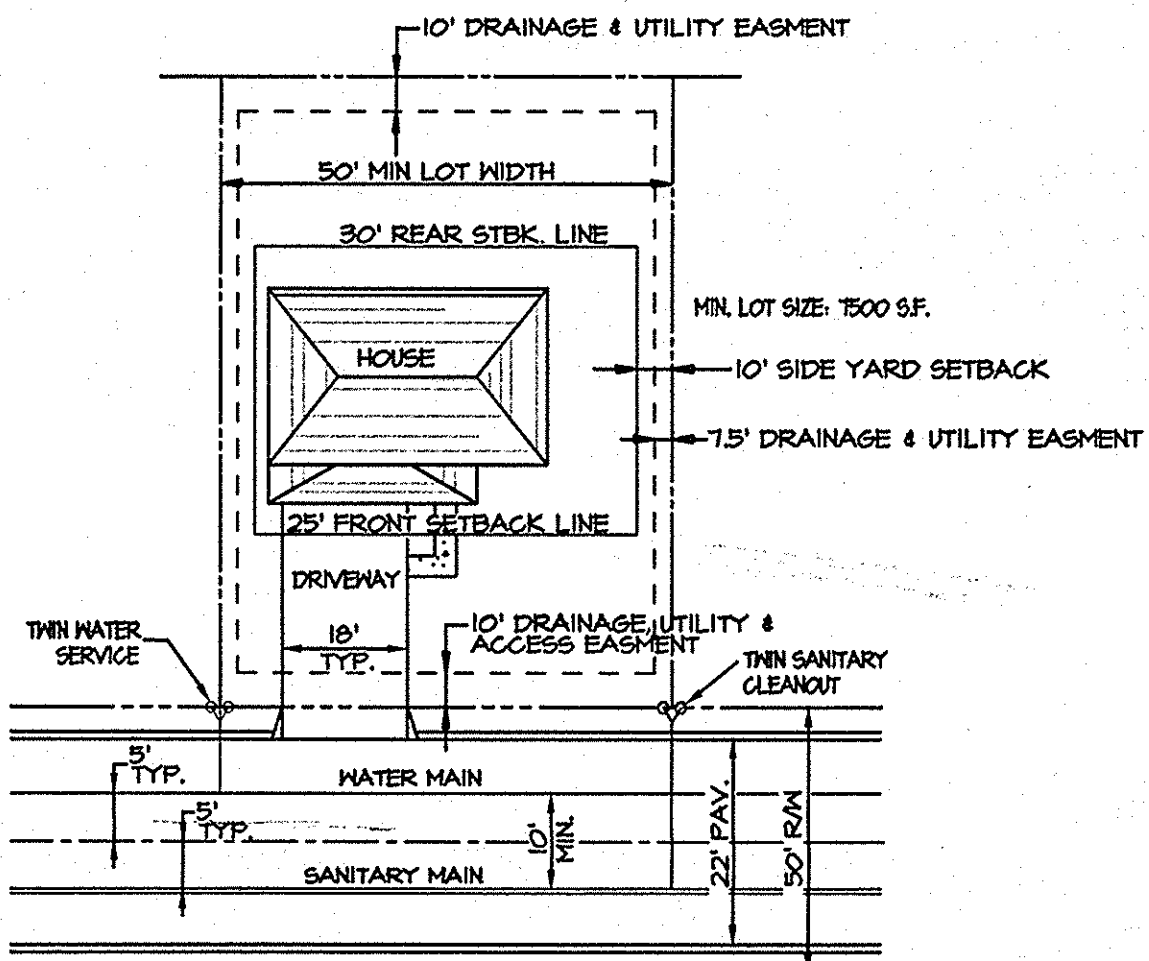
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ADC MAP No. 28 GRID No. G-5 & H-5

LOCATION MAP

SCALE: 1" = 2000'

SITE DATA

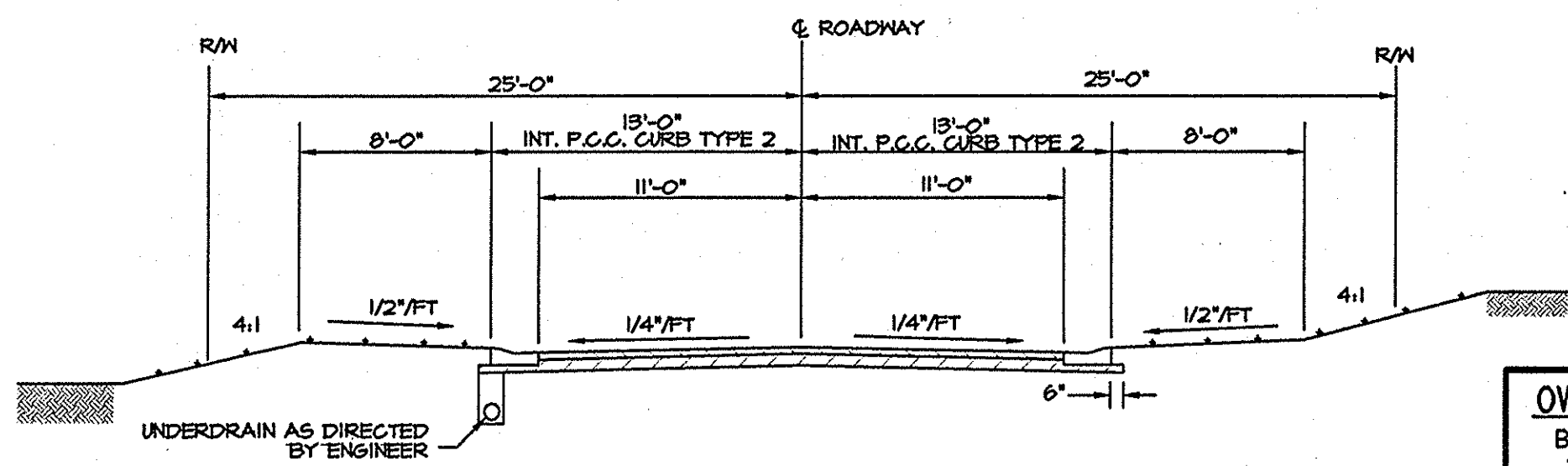
- OWNER: BARRETT'S CHAPEL, LLC
16054 S. DUPONT HIGHWAY
HARRINGTON, DE 19952
(302) 398-8014
ATTN: DR. JAMES W. SCHIFF
SM-00-128.00-01-54.00-000
W41 / 56
- TAX MAP: AR (KENT COUNTY)
DEED REF: R (RESIDENTIAL TOWN OF FELTON)
- EXISTING ZONING:
- PROPOSED ZONING:
- TOTAL TRACT AREA: 65.51 AC.±
TOTAL AC. FOR PARCEL "A": 0.26 AC.±
TOTAL AC. FOR RESIDENTIAL USE: 65.25 AC.±
AREA OF PUBLIC ROAD R/W: 9.10 AC.±
AREA OF RESIDENTIAL LOTS: 32.97 AC.±
AREA OF OPEN SPACE PROVIDED: 23.17 AC.±
- MINIMUM LOT SIZE: 7500 SQ. FT.
- TOTAL OPEN SPACE:
REQUIRED: 65.51 x 25% = 16.38 AC.±
PROPOSED: 23.17 AC.±
- REQUIRED BUILDING SETBACKS: (RESIDENTIAL)
FRONT YARD: 25'
SIDE YARD: 10' (TOTAL OF 20')
REAR YARD: 30'
MINIMUM LOT WIDTH: 50'
BUILDING HEIGHT: 3 STORY



NOT TO SCALE

GENERAL NOTES

- THIS SITE IS TO BE SERVICED BY PUBLIC WATER AND SEWER FACILITIES. WATER AND SEWER SHALL BE OFFERED TO ALL LOTS FOR SALE. WATER WILL BE AVAILABLE FROM THE TOWN OF FELTON AND SEWER SHALL BE PROVIDED BY THE KENT COUNTY REGIONAL SEWER SYSTEM. ALL WATER AND SEWER MAINS SHALL BE EIGHT INCH PUBLIC SYSTEMS UNLESS OTHERWISE NOTED.
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, STORM DRAIN, ETC. SHALL BE DETERMINED DURING FINAL ENGINEERING CONSTRUCTION DRAWINGS.
- ALL PUBLIC UTILITIES NOT LOCATED WITHIN COUNTY ROAD RIGHT-OF-WAY SHALL BE CONTAINED WITHIN A PUBLIC DRAINAGE AND UTILITY EASEMENT.
- ALL OPEN SPACES SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION (H.O.A.)
- THERE ARE NO KNOWN SIGNIFICANT HABITAT AREAS FOR THREATENED OR ENDANGERED SPECIES ON SITE.
- THERE ARE NO KNOWN HISTORICAL AREAS PRESENT ON SITE.
- THIS PLAN IS INTENDED TO SUBDIVIDE (172) RESIDENTIAL LOTS.
- A WETLANDS STUDY WAS CONDUCTED IN DECEMBER 2002 BY GEO-TECHNOLOGY ASSOCIATES INC. THERE ARE NO JURISDICTIONAL WETLANDS ON THIS SITE.
- THE DELMARVA POWER RIGHT-OF-WAY SHOWN ON THIS PLAN IS A USE R/W AND NOT FEE SIMPLE.
- THE GEOMETRICAL CONFIGURATION AND LENGTHS OF THE ACCELERATION AND DECELERATION LANES ON PEACH BASKET ROAD ARE SUBJECT TO FINAL ENGINEERING. A SEPARATE ENTRANCE PLAN WILL BE SUBMITTED TO DELDOT FOR REVIEW AND APPROVAL.
- PARCEL "A" AS SHOWN ON THIS PLAN WILL BE CONVEYED TO KENT COUNTY IN FEE SIMPLE.
- EASEMENTS FOR THE PROPOSED SWM FACILITY AND PUBLIC UTILITIES WILL BE SHOWN ON THE FINAL CONSTRUCTION PLANS AND RECORD PLATS FOR THE SITE.
- THIS SITE WILL BE DEVELOPED IN TWO (2) PHASES.
- ENTRANCE SIGNS, FOUNTAINS, AND WALKWAYS AS SHOWN ARE SCHEMATIC IN NATURE AND WILL BE DETERMINED DURING FINAL ENGINEERING.



NOT TO SCALE

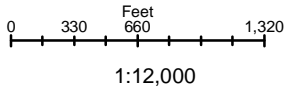
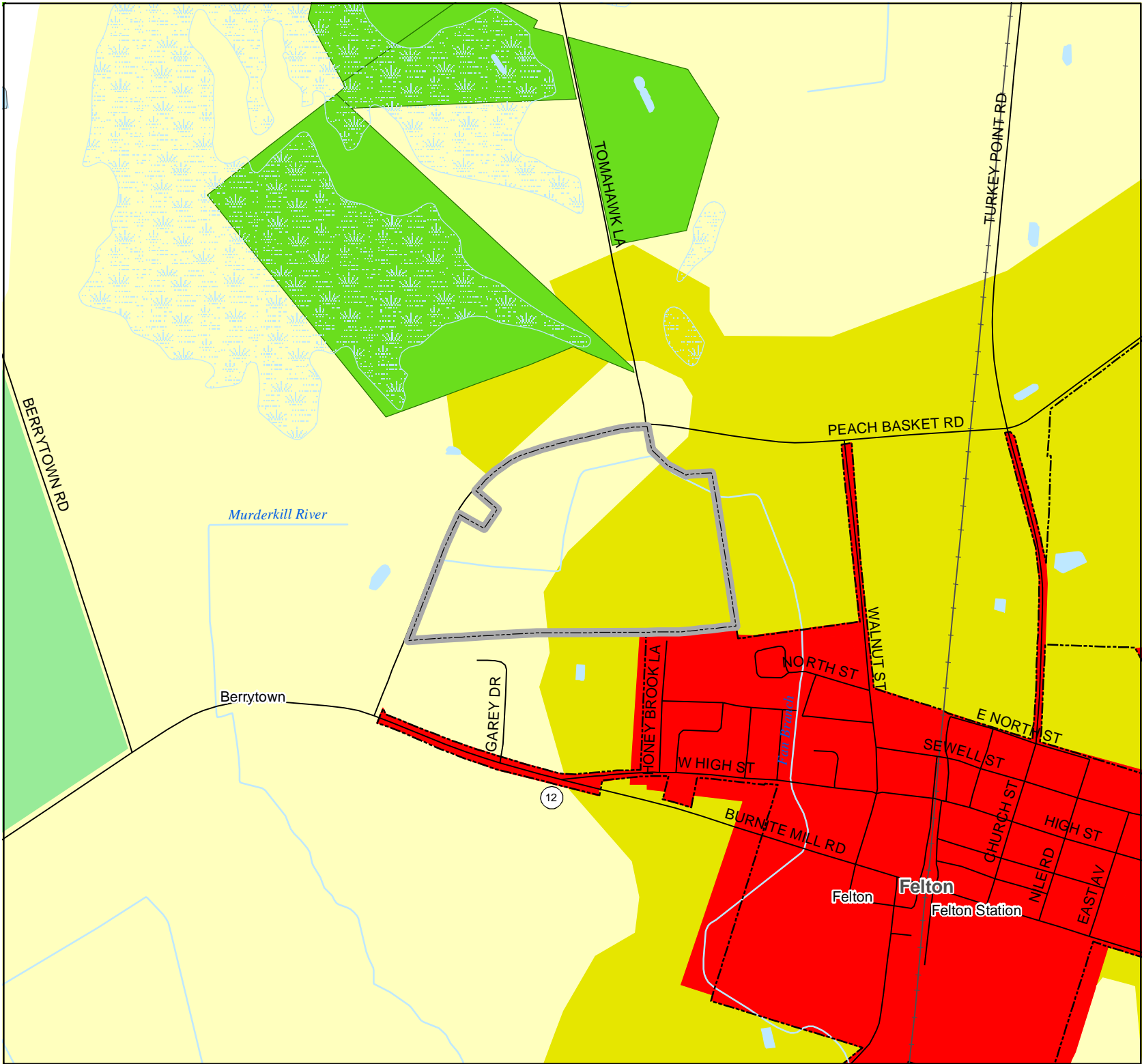
OWNER/DEVELOPER
BARRETT'S CHAPEL, LLC
16054 S. DUPONT
HIGHWAY
HARRINGTON, DE 19952
302-398-8014

		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS 18 BOULDER CIRCLE SUITE 36 NEW CASTLE, DE 19720 (302) 326-2200 FAX (302) 326-2399	
		PRELIMINARY PLAN FOR TWIN LAKES SINGLE FAMILY RESIDENTIAL DEVELOPMENT	
ENGINEER'S SEAL	DATE	REVISIONS	JOB NO: 12666 SCALE: 1" = 100' DATE: 1/13/03 DRAWN BY: JPH/LH DESIGN BY: LH/PLT REVIEW BY: PLT SHEET: 1 OF 1

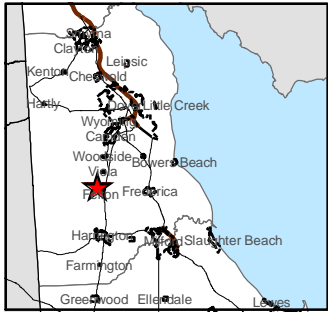
Preliminary Land Use Service (PLUS)

**Twin Lakes
2004-06-18**

-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights
- State Strategy Level**
-  Community
-  Developing Area
-  Secondary
-  Sensitive Rural



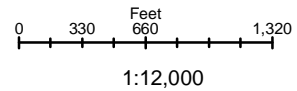
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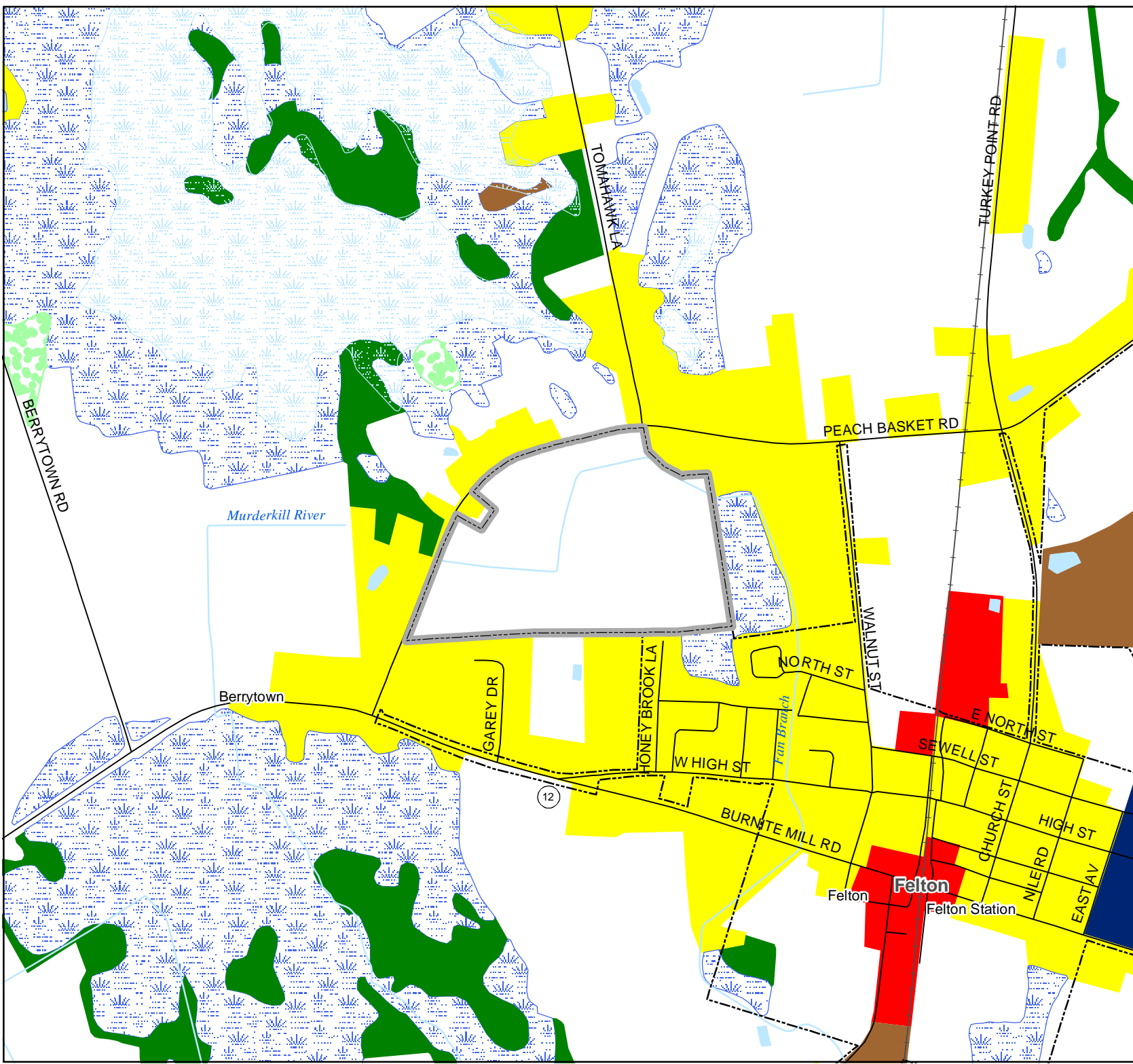
Preliminary Land Use Service (PLUS)

Twin Lakes
2004-06-18

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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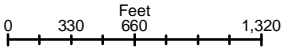


Preliminary Land Use Service (PLUS)

Twin Lakes
2004-06-18

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:12,000



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